

21 Stratheden Park, Cupar, KY15 5RP

Offers Over £200,000

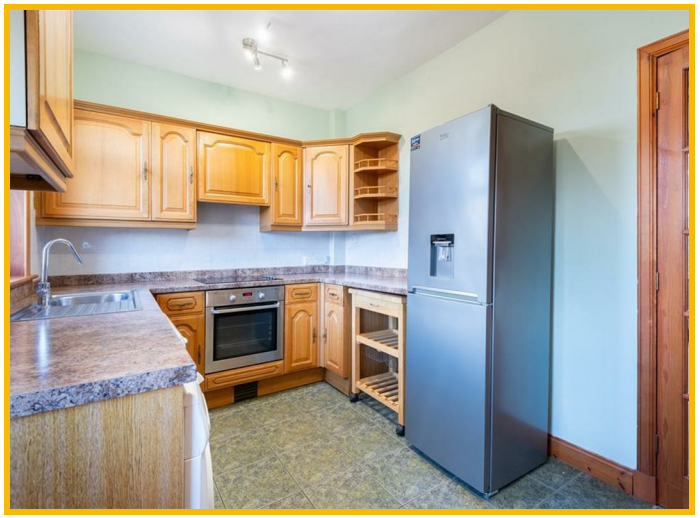
Fife Properties

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Fife Properties

RARELY AVAILABLE 2 Bedroom Semi-Detached Bungalow with ample off street parking, detached garage and uninterrupted countryside views. Situated on a GENEROUS PLOT in an IDYLLIC location a short drive from Springfield and Cupar providing all essential amenities, Schooling and train stations with excellent travel links for Perth, Dundee and Edinburgh in addition to the A92 and A914 nearby. Accommodation: Hall, living room, kitchen, 2 double bedrooms and a wet room. DG. GCH. Gardens. Extensive Off Street Parking. PERSONAL PROPERTY TOUR available online.







LOCATION
Situated within the desirable hamlet of Stratheden on the outskirts of Cupar, a peaceful setting while remaining well connected to a wide range of amenities. Nearby village of Springfield offers local amenities, Train Station and Primary School. Cupar town offers further schooling, shopping, cafés, restaurants and leisure facilities and Train Station providing convenient links to Dundee, Perth and Edinburgh. Golf enthusiasts are well catered for with Elmwood Golf Club and Cupar Golf Club nearby, while the beautiful Fife countryside offers excellent walking and cycling opportunities. The location also provides easy access to St Andrews and the surrounding towns, with excellent road connections via the A91, A92 and A914.

DIRECTIONS
Please contact agent for further information.

HALL
Access is via a UPVC door with an opaque double-glazed window leading into the main hallway through the vestibule. Radiator. Tiled flooring/Carpeted.

LIVING ROOM
13'8" x 13'1" (4.17m x 3.99m)
Bright spacious living room with a double-glazed window to the front. Radiator. Carpeted. Doorway to the kitchen.

KITCHEN
13'11" x 8'2" (4.26m x 2.49m)
Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops, upstand and tiled splashbacks. Integrated appliances include an electric hob, extractor fan, oven and space for several freestanding appliances. Double-glazed window to the rear. Hatch to the roof space via a fixed metal ladder. Radiator. Tiled flooring. UPVC door leads to the garden.

BEDROOM 1
12'5" x 12'4" (3.79m x 3.76m)
Good-sized double bedroom with a double-glazed window to the front. Radiator. Exposed wooden flooring

BEDROOM 2
12'0" x 11'3" (3.66m x 3.44m)
Additional double bedroom with a double-glazed window to the rear overlooking the garden. Radiator. Carpeted.

WET ROOM
8'0" x 5'0" (2.44m x 1.54m)
3-piece suite comprising: W.C, wash hand basin and a shower area with a thermostatic control shower. Opaque double-glazed window to the rear. Fully wet walled. Vertical heated towel rail. Anti slip wet room flooring.

GARDEN
The front garden is low maintenance laid with gravel. To the side of the property a shared gravel driveway leads to the rear driveway providing off street parking for multiple cars and access to the detached garage. The rear garden is a blank canvas with areas of lawn, paving and a substantial border ready for a keen gardener to transform into an outdoor haven with a stunning countryside view.

GARAGE
19'3" x 16'8" (5.88m x 5.09m)
Detached garage accessed via timber double doors provides secure parking with ample additional storage space. Equipped with light and power. Single-glazed windows provide natural light. Side door provides further access. Concrete flooring.

AGENTS NOTES
Please note that all room sizes are measured approximately to the widest points.

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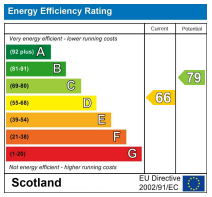


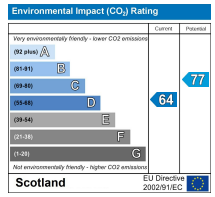


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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